

## **1-20-09 NJHMFA Bulletin - Rate Decrease Announcement**

**NJHMFA's interest rates have been decreased as follows effective immediately January 20, 2009:**

### **First Time Home Buyer 30 Year Term**

**6.500% - First Mortgage with no Smart Start assistance  
6.875% - First Mortgage with 2% Smart Start assistance  
7.000% - First Mortgage with 3% Smart Start assistance  
7.250% - First Mortgage with 4% Smart Start assistance**

**The 40 year term requires an additional add-on of .125%**

### **Home Plus**

**6.875 with 3 points**

### **Purchase/Rehabilitation Mortgage Program**

**6.875 with 3 points**